



105 Fairview Road, CLUNES, VIC 3370

Charming Country Escape – Lifestyle Living on 3.68 Acres (Approx.)

Positioned on the quiet outskirts of the historic township of Clunes, this three-bedroom home offers an ideal opportunity for first-home buyers, lifestyle seekers, or anyone looking to make a move to the country. With space to grow and room to breathe, this property captures rural charm and presents a great opportunity to add your own modern touches with some future updates.

Inside, the home features a spacious open-plan kitchen, dining, and living area filled with natural light, making it the perfect hub for family life or relaxed entertaining. The centrally located bathroom offers easy access for all bedrooms, while a solid wood fire heater and split-system air conditioning ensure comfort through every season.

The home is well-supported by multiple shedding options, providing flexibility for storage, hobbies, or small-scale farming. The generous 3.68 Acre (approx.) parcel of land offers endless potential - whether you envision keeping animals, planting a garden, or simply enjoying the open space.

Conveniently located just minutes from the centre of Clunes, you'll have access to local shops, caf  s, schools, and the Clunes V/Line train station, offering direct rail access to Ballarat and a smooth connection through to Melbourne's Southern Cross Station.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 300P181270

SALE DETAILS

\$365,000

CONTACT DETAILS

Elders Ballarat

Cnr Carngham Road &
Learmonth Street
BALLARAT, VIC
03 5336 9500

Adam Henderson

0458 952 493

You're also within a short drive of both Ballarat and Maryborough, with a scenic route linking you directly to the city.

This is your chance to enjoy the best of both worlds - country living with town and city convenience just a stone's throw away. Whether you're seeking your first home, a weekend retreat, or a lifestyle upgrade, this is a property that delivers on every level.

Get in touch today to arrange your inspection and take the first step toward your next chapter.



- Land Area 3.68 acres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double garage



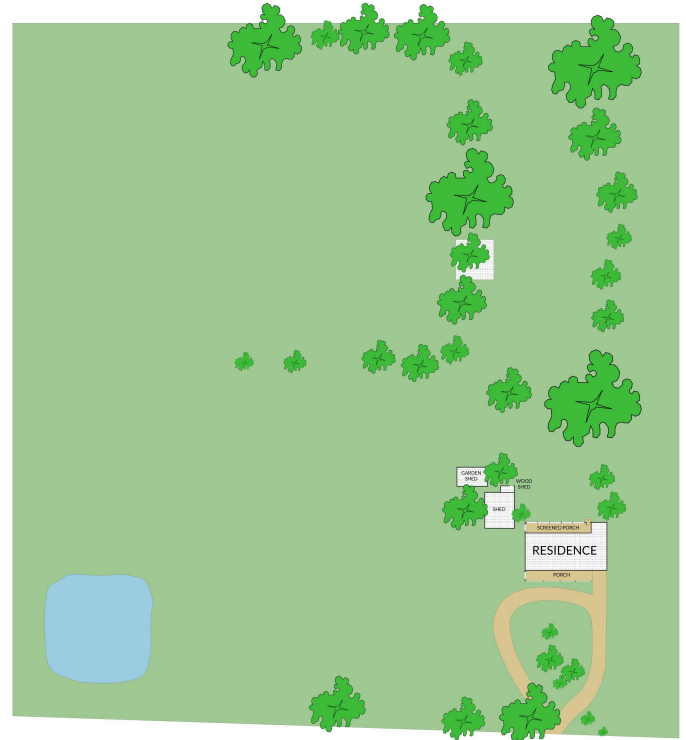
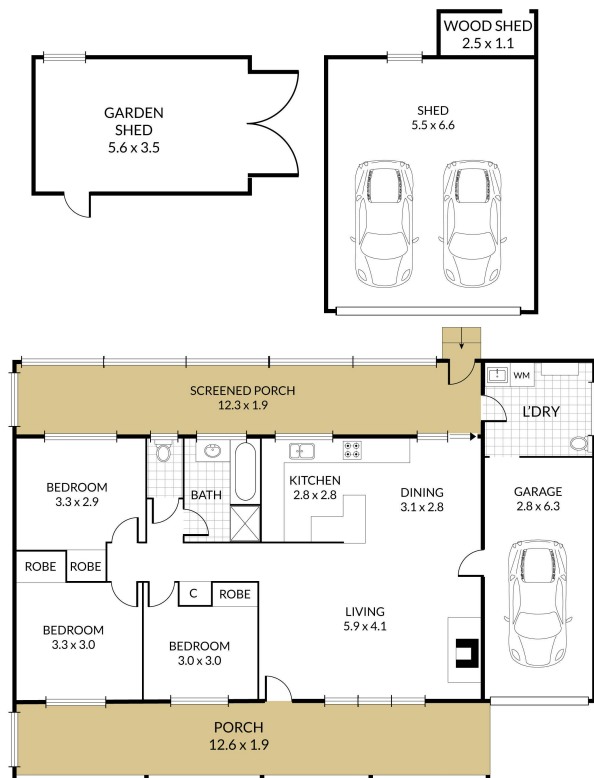




Internal 92m² External 14813m² Land Size 14905m²

3 x  1 x  3 x 

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NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.